

October 1, 2015

VIA US MAIL AND EMAIL (Carolyn.minnich@ncdenr.gov)

NCDEQ, DWM, Brownfields Program  
1646 Mail Service Center  
Raleigh, North Carolina 27699-1646

Attention: Ms. Carolyn Minnich

Reference: **Documentation of Public Notification  
Residences at Gateway Village**  
Property Between W. Trade St., N. Irwin Ave., W. 5th St., & N. Syracuse St.  
Charlotte, Mecklenburg County, North Carolina  
S&ME Project No. 4335-14-267  
Brownfields Project No. 19008-15-060

Dear Ms. Minnich:

On behalf of Gateway Apartments Charlotte, LLC, and as required by NCGS § 130.310.34(b), attached please find the documentation of public notice for the above referenced Brownfields site. As indicated on below and attached, all of the letters and attached required documents, were mailed on August 28, 2015 via certified mail and the notice placed in the Charlotte Observer was published in the Sunday, August 30, 2015 edition. Additionally, the Summary of Notice of Intent to Redevelop a Brownfields Property (SNI) was posted at each of the four site corners on August 28, 2015. The following is a summary of the various public notice activities conducted:

- Eight (8) photographs (one close-up and one further away) were taken of the SNI posted at each of the four site corners;
- The SNI was submitted to the Charlotte Observer newspaper and published in the August 30, 2015 edition.
- Letters and SNI were submitted to nine (9) adjacent property owners – sent via certified mail;
- Letters and full Notice of Intent to Redevelop A Brownfields Property (Full NI) were submitted to four (4) local government entities – sent via certified mail;
- The letter and Full NI were submitted to the Charlotte-Mecklenburg Public Library (Main Library) to be made available for public review – sent via certified mail; and

Attached are photographs of the SNI posted at the site, affidavit of publication from the Charlotte Observer, and copies of the various letters and proof of submittals and/or proof of receipt for the public notices. Additionally, a table is attached that summarizes the various public notices sent via certified mail,



the date sent and date received, and the names and addresses of property owners or government entities. S&ME received proof of receipt from all but two of the notices sent via certified mail, with two of the notices submitted to property owners returned as "unclaimed".

Additionally, the survey plat of the Brownfields property was submitted to NCDENR Brownfields for approval via email and a mylar copy was sent via FedEx on September 3, 2015.

If you have any questions or need additional information, please feel free to contact the undersigned.

Sincerely,

**S&ME, Inc.**

Roger A. Smith, L.G.  
Senior Geologist/Project Manager

Al Quarles, L.G.  
Senior Geologist

Attachments:      Photographs of Public Notice Postings  
                         Affidavit of Publication from Charlotte Observer  
                         Summary Table of Public Notices sent via Certified Mail  
                         Copies of Public Notice Letters and Certified Mailings

cc:                     Michael Campbell – Dominion Realty Partners, LLC  
                         Steve Earp, Esq. – Smith Moore Leatherwood

**Attachments**

Photo 1



Date: 8/28/15

Photographer: Josh Garrison

<b>Location</b>	Public Notice located at corner of W. 5 <sup>th</sup> St & N. Irwin Ave.
<b>Remarks</b>	Close up view

Photo 2

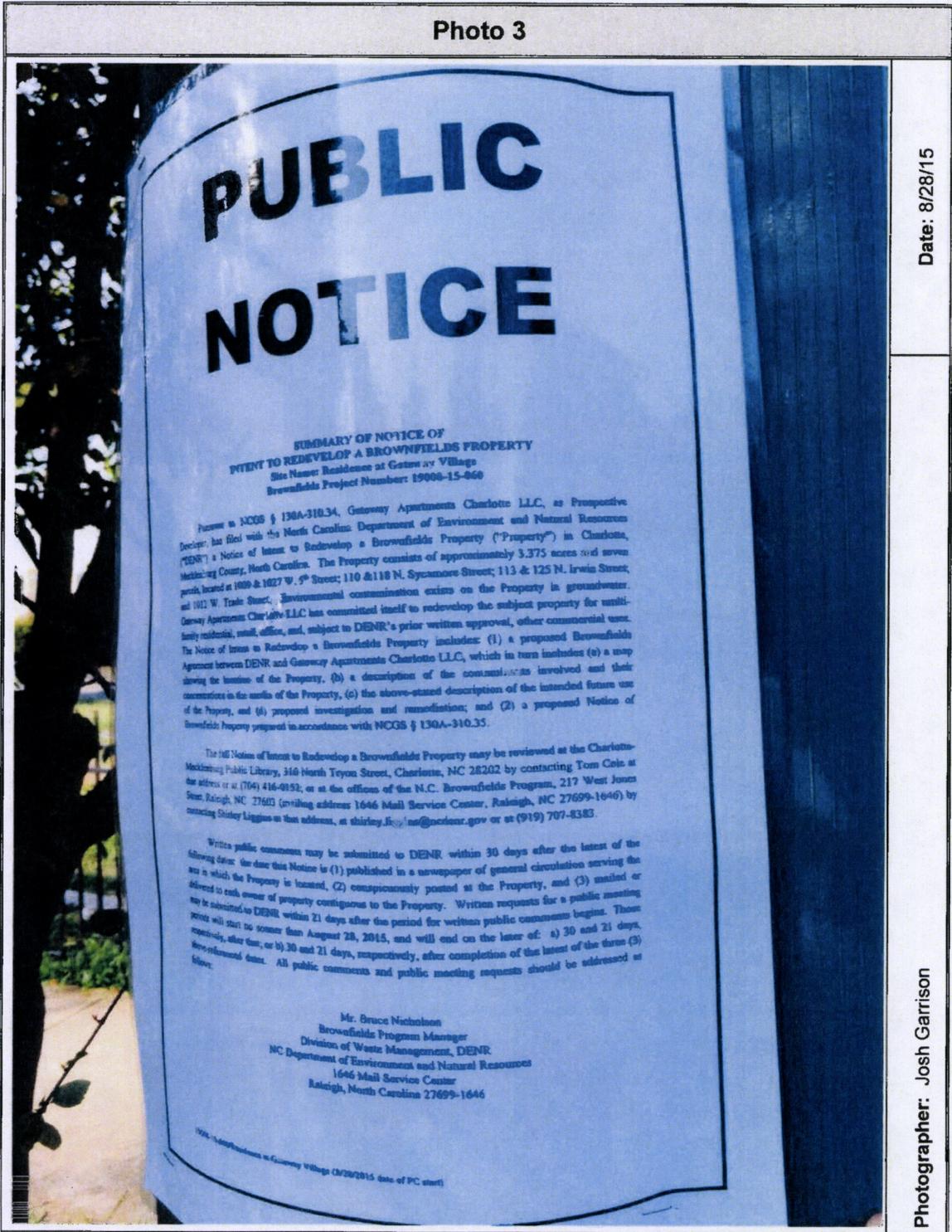


Date: 8/28/15

Photographer: Josh Garrison

Location	Public Notice located at corner of W. 5 <sup>th</sup> St & N. Irwin Ave.
Remarks	Distant view

Photo 3



Date: 8/28/15

Photographer: Josh Garrison

Location	Public Notice located at corner of W. 5 <sup>th</sup> St & N. Sycamore St.
Remarks	Close up view

Photo 4



Date: 8/28/15

Photographer: Josh Garrison

**Location** Public Notice located at corner of W. 5<sup>th</sup> St & N. Sycamore St.

**Remarks** Distant view

Photo 5



Date: 8/28/15

Photographer: Josh Garrison

**Location** Public Notice located at corner of W. Trade St & N. Irwin St.

**Remarks** Close up view

Photo 6



Date: 8/28/15

Photographer: Josh Garrison

**Location** Public Notice located at corner of W. Trade St. & N. Irwin St.

**Remarks** Distant view

Photo 7



Date: 8/28/15

Photographer: Josh Garrison

Location	Public Notice located at corner of W. Trade St & N. Sycamore St.
Remarks	Close up view

Photo 8



Date: 8/28/15

Photographer: Josh Garrison

Location	Public Notice located at corner of W. Trade St & N. Sycamore St.
Remarks	Distant view

The Charlotte Observer Publishing Co.  
Charlotte, NC  
Affidavit of Publication

North Carolina } ss  
Mecklenburg County }

Charlotte Observer

REFERENCE: 137131 S & ME, INC.

0001937299 SUMMARY OF NOTICE OF INTENT TO REDEVELOP A BROWNFIELDS PROPERTY Pursuant to NCGS 130A-310.34, Gateway

Before the undersigned, a Notary Public of said County and State, duly authorized to administer oaths affirmations, etc., personally appeared, being duly sworn or affirmed according to law, doth depose and say that he/she is a representative of The Charlotte Observer Publishing Company, a corporation organized and doing business under the laws of the State of Delaware, and publishing a newspaper known as The Charlotte Observer in the city of Charlotte, County of Mecklenburg, and State of North Carolina and that as such he/she is familiar with the books, records, files, and business of said Corporation and by reference to the files of said publication, the attached advertisement was inserted. The following is correctly copied from the books and files of the aforesaid Corporation and Publication.

PUBLISHED ON: 08/30/2015

AD SPACE: 84 LINES

FILED ON: 08/31/2015

**SUMMARY OF NOTICE OF INTENT TO REDEVELOP A BROWNFIELDS PROPERTY**

Pursuant to NCGS § 130A-310.34, Gateway Apartments Charlotte LLC, as Prospective Developer, has filed with the North Carolina Department of Environment and Natural Resources ("DENR") a Notice of Intent to Redevelop a Brownfields Property ("Property") in Charlotte, Mecklenburg County, North Carolina. The Property consists of approximately 3.375 acres and seven parcels, located at 1009 & 1027 W. 5th Street, 110 & 118 N. Sycamore Street, 113 & 125 N. Ivin Street and 1012 W. Trade Street. Environmental contamination exists on the Property in groundwater. Gateway Apartments Charlotte LLC has committed itself to redevelop the subject property for multi-family residential, retail, office, and, subject to DENR's prior written approval, other commercial uses. The Notice of Intent to Redevelop a Brownfields Property includes: (1) a proposed Brownfields Agreement between DENR and Gateway Apartments Charlotte LLC, which in turn includes (a) a map showing the location of the Property, (b) a description of the contaminants involved and their concentrations in the media of the Property, (c) the above-stated description of the intended future use of the Property, and (d) proposed investigation and remediation; and (2) a proposed Notice of Brownfields Property prepared in accordance with NCGS § 130A-310.36.

The full Notice of Intent to Redevelop a Brownfields Property may be reviewed at the Charlotte-Mecklenburg Public Library, 310 North Tryon Street, Charlotte, NC 28202 by contacting Tom Cole at that address or at (704) 418-0182 or at the offices of the N.C. Brownfields Program, 217 West Jones Street, Raleigh, NC 27603 (mailing address 1846 Mail Service Center, Raleigh, NC 27699-1846) by contacting Shirley Liggins at that address, at shirley.liggins@ncdenr.gov or at (919) 707-8300.

Written public comments may be submitted to DENR within 30 days after the latest of the following dates: the date this Notice is (1) published in a newspaper of general circulation serving the area in which the Property is located, (2) conspicuously posted at the Property, and (3) mailed or delivered to each owner of property contiguous to the Property. Written requests for a public meeting may be submitted to DENR within 21 days after the period for written public comments begins. Those periods will start no sooner than August 28, 2015, and will end on the later of: (a) 30 and 21 days, respectively, after that; or (b) 30 and 21 days, respectively, after completion of the latest of the three (3) above-referenced dates. All public comments and public meeting requests should be addressed as follows:

Mr. Bruce Nicholson  
Brownfields Program Manager  
Division of Waste Management, DENR  
NC Department of Environment and Natural Resources  
1846 Mail Service Center  
Raleigh, North Carolina 27699-1846  
1937299

NAME: Judith M. Sears TITLE: Accty Clerk  
DATE: SEP 0 1 2015

In Testimony Whereof I have hereunto set my hand and affixed my seal, the day and year aforesaid.  
Notary: [Signature] My commission Expires: 1 1  
My Commission Expires May 27, 2016

**Summary Table of Public Notices Mailed via Certified Mail  
Gateway Village  
S&ME Project No. 4335-14-267**

**Adjacent Properties - Public Notice of Brownfields Property**

Parcel ID	Sent	Received	Owner Name	Owner Address	Property Address
07814302	8/28/2015	9/1/2015	Dr. Kennon & Eva Kennon	404 N. Poplar St., Charlotte, NC 28202	1028 W. 5th Street, Charlotte, NC 28202
07814324	8/28/2015	9/1/2015	Dr. Kennon & Eva Kennon	404 N. Poplar St., Charlotte, NC 28202	No Address listed
07814325	8/28/2015	9/1/2015	Dr. Kennon & Eva Kennon	404 N. Poplar St., Charlotte, NC 28202	1016 W. 5th Street, Charlotte, NC 28202
07814306	8/28/2015	8/31/2015	Preferred Parking Service, LLC	212 S. Tryon St., Suite 1300, Charlotte, NC 28281	1012 W. 5th Street, Charlotte, NC 28202
07814307	8/28/2015	9/2/2015	LGP-Inrn, LLC	4517 Randolph Rd., Charlotte, NC 28211	201 N. Irwin Av., Charlotte, NC 28211
07814207	8/28/2015	9/1/2015	Nine Sixteen West Fifth LLC	916 W. 5th Street, Charlotte, NC 28202	916 W. 5th Street, Charlotte, NC 28202
07812401	8/28/2015	Unclaimed	Southport Investments, LLC c/o Cousins Properties	800 West Trade St. #100, Charlotte, NC 28202	110 N. Irwin Ave., Charlotte, NC 28202
07319302	8/28/2015	8/31/2015	First States Investors 5200, LLC c/o Eric L Stern	PO Box 961025, Fort Worth, TX 76161	901 W. Trade St., Charlotte, NC 28202
07321701	8/28/2015	Unclaimed	Sycamore Green, LLC	1005 W. Trade St., Ste 3111, Charlotte, NC 28202	1025 W. Trade St., 2306, Charlotte, NC 28202
07815214	8/28/2015	8/31/2015	Nationsbank, N.A (Carolinas) c/o Cousins Properties	101 N. Tryon St, Charlotte, NC 28255	1100 W Trade St., Charlotte, NC 28202
07815203	8/28/2015	8/31/2015	Nationsbank, N.A (Carolinas) c/o Cousins Properties	101 N. Tryon St, Charlotte, NC 28255	107 N. Sycamore St., Charlotte, NC 28202
07815204	8/28/2015	8/31/2015	Nationsbank, N.A (Carolinas) c/o Cousins Properties	101 N. Tryon St, Charlotte, NC 28255	113 N. Sycamore St., Charlotte, NC 28202
07815205	8/28/2015	8/31/2015	Nationsbank, N.A (Carolinas) c/o Cousins Properties	101 N. Tryon St, Charlotte, NC 28255	115 N. Sycamore St., Charlotte, NC 28202
07815206	8/28/2015	8/31/2015	Nationsbank, N.A (Carolinas) c/o Cousins Properties	101 N. Tryon St, Charlotte, NC 28255	119 N. Sycamore St., Charlotte, NC 28202
07815207	8/28/2015	8/31/2015	Nationsbank, N.A (Carolinas) c/o Cousins Properties	101 N. Tryon St, Charlotte, NC 28255	127 N. Sycamore St., Charlotte, NC 28202
07813108	8/28/2015	9/1/2015	Tolly & Eva Kennon	404 N. Poplar St., Charlotte, NC 28202	205 N. Sycamore St., Charlotte, NC 28202

**Local Government Entities and Public Library**

Sent	Received	Recipient	Address
8/28/2015	9/1/2015	Charlotte-Mecklenburg Public Library - Mail Library	310 N. Tryon Street, Charlotte, NC 28202
8/28/2015	9/1/2015	The Honorable Daniel Clodfelter, Mayor, City of Charlotte	600 E. Fourth Street, Charlotte, NC 28202
8/28/2015	9/1/2015	Mr. Ron Carlee, City Manager, City of Charlotte	600 E. Fourth Street, Charlotte, NC 28202
8/28/2015	8/31/2015	Dr. Marcus Plesacia, MD, MPH - Mecklenburg County Health Dept.	249 Billingsley Road, Charlotte, NC 28211
8/28/2015	8/31/2015	Mr. Ebanezer Gujjarlapudi, Land Use & Env. Services - Meck. County	700 N. Tryon Street, Charlotte, NC 28202

Sent : Date notice sent to property owner

Received: Date of Delivery of Certified Mail Receipt signed by recipient.

**Unclaimed** = Certified mailing returned and noted as "UNCLAIMED" by the postal service

COMPLETE THIS SECTION ON DELIVERY

SENDER: COMPLETE THIS SECTION

A. Signature  Agent  Addressee  
 X *Nancy Hyatt*

B. Received by (Printed Name)  Date of Delivery  
 Tracy Hyatt AUG 31 2013

D. Is delivery address different from item 1?  Yes  
 If YES, enter delivery address below:  No

3. Service Type  
 Certified Mail®  Priority Mail Express™  
 Registered  Return Receipt for Merchandise  
 Insured Mail  Collect on Delivery  
 4. Restricted Delivery? (Extra Fee)  Yes

1. Article Addressed to:  
 NationsBank, N.A.  
 (Carolinas – Currently Bank of  
 America) c/o Cousins Properties  
 101 N. Tryon Street  
 Charlotte, NC 28255

7011 2970 0002 9344 4603  
 Domestic Return Receipt

2. Article Number  
 (Transfer from service label)  
 PS Form 3811, July 2013

**SENDER: COMPLETE THIS SECTION**

- Complete items 1, 2, and 3. Also complete item 4 if Restricted Delivery is desired.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:  
 Nine Sixteen West Fifth, LLC  
 916 West 5<sup>th</sup> Street  
 Charlotte, NC 28202

2. Article Number  
 (Transfer from service label)  
 PS Form 3811, July 2013

**SENDER: COMPLETE THIS SECTION**

- Complete items 1, 2, and 3. Also complete item 4 if Restricted Delivery is desired.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:  
 First States Investors, LLC  
 c/o Eric L. Stern  
 P.O. Box 962025  
 Fort Worth, TX 76161

2. Article Number  
 (Transfer from service label)  
 PS Form 3811, July 2013

**SENDER: COMPLETE THIS SECTION**

- Complete items 1, 2, and 3. Also complete item 4 if Restricted Delivery is desired.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:  
 LGP-Irwin, LLC  
 4517 Randolph Road  
 Charlotte, NC 28211

2. Article Number  
 (Transfer from service label)  
 PS Form 3811, July 2013

**COMPLETE THIS SECTION ON DELIVERY**

A. Signature  Agent  Addressee  
 X *Daniel Frawley*

B. Received by (Printed Name)  Date of Delivery  
 Daniel Frawley 9/11/13

D. Is delivery address different from item 1?  Yes  
 If YES, enter delivery address below:  No

3. Service Type  
 Certified Mail®  Priority Mail Express™  
 Registered  Return Receipt for Merchandise  
 Insured Mail  Collect on Delivery

4. Restricted Delivery? (Extra Fee)  Yes

3. Service Type  
 Certified Mail®  Priority Mail Express™  
 Registered  Return Receipt for Merchandise  
 Insured Mail  Collect on Delivery

4. Restricted Delivery? (Extra Fee)  Yes

**COMPLETE THIS SECTION ON DELIVERY**

A. Signature  Agent  Addressee  
 X *Mike Cordell*

B. Received by (Printed Name)  Date of Delivery  
 Mike Cordell AUG 31 2013

D. Is delivery address different from item 1?  Yes  
 If YES, enter delivery address below:  No

3. Service Type  
 Certified Mail®  Priority Mail Express™  
 Registered  Return Receipt for Merchandise  
 Insured Mail  Collect on Delivery

4. Restricted Delivery? (Extra Fee)  Yes

3. Service Type  
 Certified Mail®  Priority Mail Express™  
 Registered  Return Receipt for Merchandise  
 Insured Mail  Collect on Delivery

4. Restricted Delivery? (Extra Fee)  Yes

**COMPLETE THIS SECTION ON DELIVERY**

A. Signature  Agent  Addressee  
 X *E. Valust*

B. Received by (Printed Name)  Date of Delivery

D. Is delivery address different from item 1?  Yes  
 If YES, enter delivery address below:  No

3. Service Type  
 Certified Mail®  Priority Mail Express™  
 Registered  Return Receipt for Merchandise  
 Insured Mail  Collect on Delivery

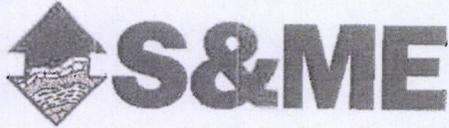
4. Restricted Delivery? (Extra Fee)  Yes

3. Service Type  
 Certified Mail®  Priority Mail Express™  
 Registered  Return Receipt for Merchandise  
 Insured Mail  Collect on Delivery

4. Restricted Delivery? (Extra Fee)  Yes

2. Article Number  
 (Transfer from service label)  
 PS Form 3811, July 2013

7011 2970 0002 9344 4597  
 Domestic Return Receipt



August 28, 2015

**VIA CERTIFIED MAIL-RETURN RECEIPT REQUESTED**

NationsBank, N.A. (Carolinas – Currently Bank of America), c/o Cousins Properties  
101 N. Tryon Street  
Charlotte, NC 28255

Reference: **Notification of Brownfields Property Redevelopment  
Residences at Gateway Village**  
Property Bound by: W. Trade St., N. Irwin Ave., W. 5<sup>th</sup> St., & N. Syracuse St.  
Charlotte, Mecklenburg County, NC  
S&ME Project No. 4335-14-267  
Brownfields Project No. 19008-15-060

Dear Sir and/or Madam:

According to the Mecklenburg County POLARIS website (<http://polaris3g.mecklenburgcountync.gov/>) you are the owner of property and/or properties that are adjacent to property that is to be redeveloped under a Brownfields Agreement (BFA) with the North Carolina Department of Environment and Natural Resources (NCDENR). In accordance with NCDENR Brownfields, the redeveloper is required to deliver or mail the attached Summary of Notice of Intent to Redevelop Property (SNI) to owners of properties that are located adjoining the Brownfields property. As stated in the SNI, the BFA documents are available for public review at the Charlotte-Mecklenburg Public Library or at the NCDENR Brownfields Program office located in Raleigh, North Carolina, and comments may be submitted to NCDENR.

If we have incorrectly listed you as the owner of property or properties located adjacent to the above referenced site, please feel free to contact the undersigned at (704) 523-4726. Additionally, please be advised that we are required to provide a copy of this document and certified mail receipt, as proof of submittal, to the NCDENR.

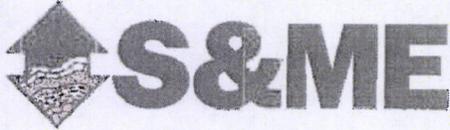
Sincerely,

S&ME, Inc.

Roger A. Smith, L.G.  
Senior Geologist/Project Manager

Senior Reviewed by Al Quarles, L.G.

Attachment: Summary of Notice of Intent to Redevelop A Brownfields Property



August 28, 2015

**VIA CERTIFIED MAIL-RETURN RECEIPT REQUESTED**

Nine Sixteen West Fifth, LLC  
916 West 5<sup>th</sup> Street  
Charlotte, NC 28202

Reference: **Notification of Brownfields Property Redevelopment  
Residences at Gateway Village**  
Property Bound by: W. Trade St., N. Irwin Ave., W. 5<sup>th</sup> St., & N. Syracuse St.  
Charlotte, Mecklenburg County, NC  
S&ME Project No. 4335-14-267  
Brownfields Project No. 19008-15-060

Dear Sir and/or Madam:

According to the Mecklenburg County POLARIS website (<http://polaris3g.mecklenburgcountync.gov/>) you are the owner of property and/or properties that are adjacent to property that is to be redeveloped under a Brownfields Agreement (BFA) with the North Carolina Department of Environment and Natural Resources (NCDENR). In accordance with NCDENR Brownfields, the redeveloper is required to deliver or mail the attached Summary of Notice of Intent to Redevelop Property (SNI) to owners of properties that are located adjoining the Brownfields property. As stated in the SNI, the BFA documents are available for public review at the Charlotte-Mecklenburg Public Library or at the NCDENR Brownfields Program office located in Raleigh, North Carolina, and comments may be submitted to NCDENR.

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Sincerely,

S&ME, Inc.

Roger A. Smith, L.G.  
Senior Geologist/Project Manager

Senior Reviewed by Al Quarles, L.G.

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August 28, 2015

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First States Investors, LLC, c/o Eric L. Stern  
PO Box 962025  
Fort Worth, TX 76161

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Sincerely,

**S&ME, Inc.**

Roger A. Smith, L.G.  
Senior Geologist/Project Manager

Senior Reviewed by Al Quarles, L.G.

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August 28, 2015

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LGP-Irwin, LLC  
4517 Randolph Road  
Charlotte, NC 28211

Reference: **Notification of Brownfields Property Redevelopment  
Residences at Gateway Village**  
Property Bound by: W. Trade St., N. Irwin Ave., W. 5<sup>th</sup> St., & N. Syracuse St.  
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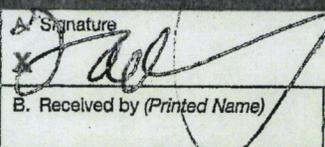
Sincerely,

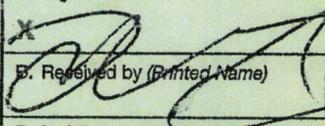
S&ME, Inc.

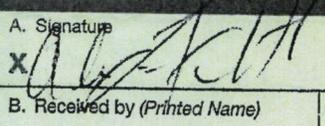
Roger A. Smith, L.G.  
Senior Geologist/Project Manager

Senior Reviewed by Al Quarles, L.G.

Attachment: Summary of Notice of Intent to Redevelop A Brownfields Property

SENDER: COMPLETE THIS SECTION	COMPLETE THIS SECTION ON DELIVERY	
<ul style="list-style-type: none"> <li>Complete items 1, 2, and 3. Also complete item 4 if Restricted Delivery is desired.</li> <li>Print your name and address on the reverse so that we can return the card to you.</li> <li>Attach this card to the back of the mailpiece, or on the front if space permits.</li> </ul>	A. Signature 	
	<input type="checkbox"/> Agent <input type="checkbox"/> Addressee	B. Received by (Printed Name) C. Date of Delivery 9-1-15
1. Article Addressed to:	D. Is delivery address different from item 1? <input type="checkbox"/> Yes If YES, enter delivery address below: <input type="checkbox"/> No	
<b>Dr. Kennon and Eva Kennon</b> <b>404 Poplar Street</b> <b>Charlotte, NC 28202</b>		
3. Service Type <input checked="" type="checkbox"/> Certified Mail® <input type="checkbox"/> Priority Mail Express™ <input type="checkbox"/> Registered <input checked="" type="checkbox"/> Return Receipt for Merchandise <input type="checkbox"/> Insured Mail <input type="checkbox"/> Collect on Delivery		
4. Restricted Delivery? (Extra Fee) <input type="checkbox"/> Yes		
2. Article Number (Transfer from service label) <b>7011 2970 0002 9344 4665</b>		
PS Form 3811, July 2013 Domestic Return Receipt		

SENDER: COMPLETE THIS SECTION	COMPLETE THIS SECTION ON DELIVERY	
<ul style="list-style-type: none"> <li>Complete items 1, 2, and 3. Also complete item 4 if Restricted Delivery is desired.</li> <li>Print your name and address on the reverse so that we can return the card to you.</li> <li>Attach this card to the back of the mailpiece, or on the front if space permits.</li> </ul>	A. Signature 	
	<input type="checkbox"/> Agent <input type="checkbox"/> Addressee	B. Received by (Printed Name) C. Date of Delivery 9-1-15
1. Article Addressed to:	D. Is delivery address different from item 1? <input type="checkbox"/> Yes If YES, enter delivery address below: <input type="checkbox"/> No	
<b>Tolly Kennon and Eva Kennon</b> <b>404 Poplar Street</b> <b>Charlotte, NC 28202</b>		
3. Service Type <input checked="" type="checkbox"/> Certified Mail® <input type="checkbox"/> Priority Mail Express™ <input type="checkbox"/> Registered <input checked="" type="checkbox"/> Return Receipt for Merchandise <input type="checkbox"/> Insured Mail <input type="checkbox"/> Collect on Delivery		
4. Restricted Delivery? (Extra Fee) <input type="checkbox"/> Yes		
2. Article Number (Transfer from service label) <b>7011 2970 0002 9344 4658</b>		
PS Form 3811, July 2013 Domestic Return Receipt		

SENDER: COMPLETE THIS SECTION	COMPLETE THIS SECTION ON DELIVERY	
<ul style="list-style-type: none"> <li>Complete items 1, 2, and 3. Also complete item 4 if Restricted Delivery is desired.</li> <li>Print your name and address on the reverse so that we can return the card to you.</li> <li>Attach this card to the back of the mailpiece, or on the front if space permits.</li> </ul>	A. Signature 	
	<input type="checkbox"/> Agent <input type="checkbox"/> Addressee	B. Received by (Printed Name) C. Date of Delivery 8/31/15
1. Article Addressed to:	D. Is delivery address different from item 1? <input type="checkbox"/> Yes If YES, enter delivery address below: <input type="checkbox"/> No	
<b>Preferred Parking Services, LLC</b> <b>212 S. Tryon Street, Suite 1300</b> <b>Charlotte, NC 28281</b>		
3. Service Type <input checked="" type="checkbox"/> Certified Mail® <input type="checkbox"/> Priority Mail Express™ <input type="checkbox"/> Registered <input checked="" type="checkbox"/> Return Receipt for Merchandise <input type="checkbox"/> Insured Mail <input type="checkbox"/> Collect on Delivery		
4. Restricted Delivery? (Extra Fee) <input type="checkbox"/> Yes		
2. Article Number (Transfer from service label) <b>7011 2970 0002 9344 4627</b>		
PS Form 3811, July 2013 Domestic Return Receipt		



August 28, 2015

**VIA CERTIFIED MAIL-RETURN RECEIPT REQUESTED**

Dr. Kennon & Eva Kennon  
404 Poplar Street  
Charlotte, NC 28202

Reference: **Notification of Brownfields Property Redevelopment  
Residences at Gateway Village**  
Property Bound by: W. Trade St., N. Irwin Ave., W. 5<sup>th</sup> St., & N. Syracuse St.  
Charlotte, Mecklenburg County, NC  
S&ME Project No. 4335-14-267  
Brownfields Project No. 19008-15-060

Dear Sir and/or Madam:

According to the Mecklenburg County POLARIS website (<http://polaris3g.mecklenburgcountync.gov/>) you are the owner of property and/or properties that are adjacent to property that is to be redeveloped under a Brownfields Agreement (BFA) with the North Carolina Department of Environment and Natural Resources (NCDENR). In accordance with NCDENR Brownfields, the redeveloper is required to deliver or mail the attached Summary of Notice of Intent to Redevelop Property (SNI) to owners of properties that are located adjoining the Brownfields property. As stated in the SNI, the BFA documents are available for public review at the Charlotte-Mecklenburg Public Library or at the NCDENR Brownfields Program office located in Raleigh, North Carolina, and comments may be submitted to NCDENR.

If we have incorrectly listed you as the owner of property or properties located adjacent to the above referenced site, please feel free to contact the undersigned at (704) 523-4726. Additionally, please be advised that we are required to provide a copy of this document and certified mail receipt, as proof of submittal, to the NCDENR.

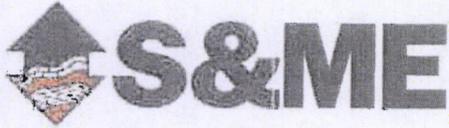
Sincerely,

S&ME, Inc.

Roger A. Smith, L.G.  
Senior Geologist/Project Manager

Senior Reviewed by Al Quarles, L.G.

Attachment: Summary of Notice of Intent to Redevelop A Brownfields Property



August 28, 2015

**VIA CERTIFIED MAIL-RETURN RECEIPT REQUESTED**

Tolly Kennon & Eva Kennon  
404 Poplar Street  
Charlotte, NC 28202

Reference: **Notification of Brownfields Property Redevelopment  
Residences at Gateway Village**  
Property Bound by: W. Trade St., N. Irwin Ave., W. 5<sup>th</sup> St., & N. Syracuse St.  
Charlotte, Mecklenburg County, NC  
S&ME Project No. 4335-14-267  
Brownfields Project No. 19008-15-060

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Sincerely,

**S&ME, Inc.**

Roger A. Smith, L.G.  
Senior Geologist/Project Manager

Senior Reviewed by Al Quarles, L.G.

Attachment: Summary of Notice of Intent to Redevelop A Brownfields Property



August 28, 2015

**VIA CERTIFIED MAIL-RETURN RECEIPT REQUESTED**

Preferred Parking Services, LLC  
212 S. Tryon Street, Suite 1300  
Charlotte, NC 28281

Reference: **Notification of Brownfields Property Redevelopment  
Residences at Gateway Village**  
Property Bound by: W. Trade St., N. Irwin Ave., W. 5<sup>th</sup> St., & N. Syracuse St.  
Charlotte, Mecklenburg County, NC  
S&ME Project No. 4335-14-267  
Brownfields Project No. 19008-15-060

Dear Sir and/or Madam:

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Sincerely,

S&ME, Inc.

Roger A. Smith, L.G.  
Senior Geologist/Project Manager

Senior Reviewed by Al Quarles, L.G.

Attachment: Summary of Notice of Intent to Redevelop A Brownfields Property

08/28/2015  
 US POSTAGE \$007.45  
 ZIP 28273  
 041L10241614

SENDER: COMPLETE THIS SECTION	COMPLETE THIS SECTION ON DELIVERY	
<ul style="list-style-type: none"> <li>Complete items 1, 2, and 3. Also complete item 4 if Restricted Delivery is desired.</li> <li>Print your name and address on the reverse so that we can return the card to you.</li> <li>Attach this card to the back of the mailpiece, or on the front if space permits.</li> </ul>	A. Signature <b>X</b> <input type="checkbox"/> Agent <input type="checkbox"/> Addressee	
	B. Received by (Printed Name)	C. Date of Delivery
1. Article Addressed to:	D. Is delivery address different from item 1? <input type="checkbox"/> Yes If YES, enter delivery address below: <input type="checkbox"/> No	
<p style="text-align: center;"><b>Sycamore Green, LLC</b>            1005 W. Trade Street, Suite 3111            Charlotte, NC 28202</p>	3. Service Type <input checked="" type="checkbox"/> Certified Mail® <input type="checkbox"/> Priority Mail Express™ <input type="checkbox"/> Registered <input checked="" type="checkbox"/> Return Receipt for Merchandise <input type="checkbox"/> Insured Mail <input type="checkbox"/> Collect on Delivery	
	4. Restricted Delivery? (Extra Fee) <input type="checkbox"/> Yes	
2. Article Number (Transfer from service label)	7011 2970 0002 9344 4641	
PS Form 3811, July 2013 Domestic Return Receipt		

7011 2970 0002 9344 4641

**S&ME**  
 9751 Southern Pine Boulevard  
 Charlotte, NC 28273-5560

*offer*

**RIS**  
RETURN TO SENDER

INSUFFICIENT ADDRESS  
 ATTEMPTED NOT KNOWN  
 NO SUCH NUMBER/STREET  
 NOT DELIVERABLE AS ADDRESSED  
 UNABLE TO FORWARD

**UNCLAIMED**

*orig. 1*

For Sycamore Green LLC



August 28, 2015

**VIA CERTIFIED MAIL-RETURN RECEIPT REQUESTED**

Sycamore Green, LLC  
1005 W. Trade Street, Suite 3111  
Charlotte, NC 28202

Reference: **Notification of Brownfields Property Redevelopment  
Residences at Gateway Village**  
Property Bound by: W. Trade St., N. Irwin Ave., W. 5<sup>th</sup> St., & N. Syracuse St.  
Charlotte, Mecklenburg County, NC  
S&ME Project No. 4335-14-267  
Brownfields Project No. 19008-15-060

Dear Sir and/or Madam:

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Sincerely,

S&ME, Inc.

Roger A. Smith, L.G.  
Senior Geologist/Project Manager

Senior Reviewed by Al Quarles, L.G.

Attachment: Summary of Notice of Intent to Redevelop A Brownfields Property



7011 2970 0002 9344 4634

08/28/2015

US POSTAGE \$007.45



ZIP 28273  
041110241614

2/19

**SENDER: COMPLETE THIS SECTION**

- Complete items 1, 2, and 3. Also complete item 4 if Restricted Delivery is desired.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:

**Southport Investments, LLC**  
c/o Cousins Properties  
800 W. Trade Street, #100  
Charlotte, NC 28202

**COMPLETE THIS SECTION ON DELIVERY**

A. Signature  Agent  
 Addressee

B. Received by (Printed Name) C. Date of Delivery

D. Is delivery address different from item 1?  Yes  
If YES, enter delivery address below:  No

3. Service Type  
 Certified Mail®  Priority Mail Express™  
 Registered  Return Receipt for Merchandise  
 Insured Mail  Collect on Delivery

4. Restricted Delivery? (Extra Fee)  Yes

2. Article Number (Transfer from service label) 7011 2970 0002 9344 4634

PS Form 3811, July 2013 Domestic Return Receipt

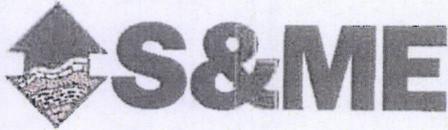


9751 Southern Pine Boulevard  
Charlotte, NC 28273-5560



For Southport Investments, LLC

9-1-15  
RJO  
7011



August 28, 2015

**VIA CERTIFIED MAIL-RETURN RECEIPT REQUESTED**

Southport Investments, LLC, c/o Cousins Properties  
800 West Trade Street, #100  
Charlotte, NC 28202

Reference: **Notification of Brownfields Property Redevelopment  
Residences at Gateway Village**  
Property Bound by: W. Trade St., N. Irwin Ave., W. 5<sup>th</sup> St., & N. Syracuse St.  
Charlotte, Mecklenburg County, NC  
S&ME Project No. 4335-14-267  
Brownfields Project No. 19008-15-060

Dear Sir and/or Madam:

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Sincerely,

S&ME, Inc.

Roger A. Smith, L.G.  
Senior Geologist/Project Manager

Senior Reviewed by Al Quarles, L.G.

Attachment: Summary of Notice of Intent to Redevelop A Brownfields Property.

**SENDER: COMPLETE THIS SECTION**

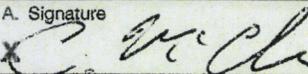
- Complete items 1, 2, and 3. Also complete item 4 if Restricted Delivery is desired.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:

**The Honorable Daniel Clodfelter  
Mayor, City of Charlotte  
Char-Meck. Government. Center  
600 East Fourth Street  
Charlotte, NC 28202**

Article Number (Transfer from service label) **7011 2970 0002 9344 4672**  
Form 3811, July 2013 Domestic Return Receipt

**COMPLETE THIS SECTION ON DELIVERY**

- A. Signature   Agent  Addressee
- B. Received by (Printed Name) **D. Clodfelter** C. Date of Delivery **SEP 01 2015**
- D. Is delivery address different from item 1?  Yes  No  
If YES, enter delivery address below:

3. Service Type  
 Certified Mail®  Priority Mail Express™  
 Registered  Return Receipt for Merchandise  
 Insured Mail  Collect on Delivery
4. Restricted Delivery? (Extra Fee)  Yes

**SENDER: COMPLETE THIS SECTION**

- Complete items 1, 2, and 3. Also complete item 4 if Restricted Delivery is desired.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

Article Addressed to:

**Mr. Ron Carlee  
City Manager, City of Charlotte  
Char-Meck Government Center  
600 East Fourth Street  
Charlotte, NC 28202**

Article Number (Transfer from service label) **7011 2970 0002 9344 4702**  
Form 3811, July 2013 Domestic Return Receipt

**COMPLETE THIS SECTION ON DELIVERY**

- A. Signature   Agent  Addressee
- B. Received by (Printed Name) **R. Carlee** C. Date of Delivery **SEP 01 2015**
- D. Is delivery address different from item 1?  Yes  No  
If YES, enter delivery address below:

3. Service Type  
 Certified Mail®  Priority Mail Express™  
 Registered  Return Receipt for Merchandise  
 Insured Mail  Collect on Delivery
4. Restricted Delivery? (Extra Fee)  Yes

**SENDER: COMPLETE THIS SECTION**

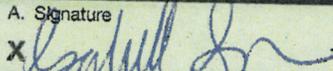
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- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:

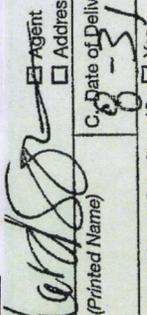
**Dr. Marcus Plesacia, MD, MPH  
Mecklenburg County Health Dir.  
Mecklenburg County Health Dept.  
249 Billingsley Road  
Charlotte, NC 28211**

2. Article Number (Transfer from service label) **7011 2970 0002 9344 4689**  
PS Form 3811, July 2013 Domestic Return Receipt

**COMPLETE THIS SECTION ON DELIVERY**

- A. Signature   Agent  Addressee
- B. Received by (Printed Name) **Dr. Marcus Plesacia** C. Date of Delivery **SEP 01 2015**
- D. Is delivery address different from item 1?  Yes  No  
If YES, enter delivery address below:

3. Service Type  
 Certified Mail®  Priority Mail Express™  
 Registered  Return Receipt for Merchandise  
 Insured Mail  Collect on Delivery
4. Restricted Delivery? (Extra Fee)  Yes

A. Signature   Agent  Addressee

B. Received by (Printed Name) **D. Clodfelter** C. Date of Delivery **SEP 01 2015**

D. Is delivery address different from item 1?  Yes  No  
If YES, enter delivery address below:

3. Service Type  
 Certified Mail®  Priority Mail Express™  
 Registered  Return Receipt for Merchandise  
 Insured Mail  Collect on Delivery

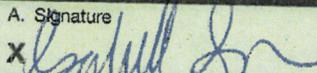
4. Restricted Delivery? (Extra Fee)  Yes

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- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:

**Mr. Ebanezer Gujjarlapudi  
Land Use and Environmental  
Services Agency - Meck. County  
700 N. Tryon Street  
Charlotte, NC 28202**

Article Number (Transfer from service label) **7011 2970 0002 9344 4672**  
Form 3811, July 2013 Domestic Return Receipt

- A. Signature   Agent  Addressee
- B. Received by (Printed Name) **R. Carlee** C. Date of Delivery **SEP 01 2015**
- D. Is delivery address different from item 1?  Yes  No  
If YES, enter delivery address below:

3. Service Type  
 Certified Mail®  Priority Mail Express™  
 Registered  Return Receipt for Merchandise  
 Insured Mail  Collect on Delivery
4. Restricted Delivery? (Extra Fee)  Yes



August 28, 2015

**VIA CERTIFIED MAIL-RETURN RECEIPT REQUESTED**

The Honorable Daniel Clodfelter  
Mayor, City of Charlotte  
Charlotte-Mecklenburg Government Center  
600 East Fourth Street  
Charlotte, NC 28202

Reference: **Notice of Intent to Redevelop a Brownfields Property  
Residences at Gateway Village**  
Property Bound by: W. Trade St., N. Irwin Ave., W. 5<sup>th</sup> St., & N. Syracuse St.  
Charlotte, Mecklenburg County, NC  
S&ME Project No. 4335-14-267  
Brownfields Project No. 19008-15-060

Dear Mayor Clodfelter:

As required by the North Carolina Department of Environment and Natural Resources (NCDENR), this letter is to provide you with information concerning the above referenced Brownfields Property Redevelopment located in Charlotte. This property is currently used as a surface parking area but, under the Brownfields Agreement, it will be redeveloped as a multi-family residential property, with potential for retail, office, and other commercial uses.

Provided for your review is the attached *Notice of Intent to Redevelop A Brownfields Property (NI)*. This documental also includes the following supporting documents: *Notice of Brownfields Property*; and the proposed *Brownfields Agreement*. Also attached is the legal description and survey plat of the site. The *NI* describes the procedure for public comments.

If you should have any questions, please feel free to contact the undersigned.

Sincerely,  
S&ME, Inc.

Roger A. Smith, L.G.  
Senior Geologist/Project Manager

Senior Reviewed by Al Quarles, L.G.

Attachment: Notice of Intent to Redevelop A Brownfields Property (Full)



August 28, 2015

VIA CERTIFIED MAIL-RETURN RECEIPT REQUESTED

Mr. Ron Carlee  
City Manager, City of Charlotte  
Charlotte-Mecklenburg Government Center  
600 East Fourth Street  
Charlotte, NC 28202

Reference: **Notice of Intent to Redevelop a Brownfields Property  
Residences at Gateway Village**  
Property Bound by: W. Trade St., N. Irwin Ave., W. 5<sup>th</sup> St., & N. Syracuse St.  
Charlotte, Mecklenburg County, NC  
S&ME Project No. 4335-14-267  
Brownfields Project No. 19008-15-060

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Roger A. Smith, L.G.  
Senior Geologist/Project Manager

Senior Reviewed by Al Quarles, L.G.

Attachment: Notice of Intent to Redevelop A Brownfields Property (Full)



August 28, 2015

**VIA CERTIFIED MAIL-RETURN RECEIPT REQUESTED**

Dr. Marcus Plescia, MD, MPH  
Mecklenburg County Health Directory  
Mecklenburg County Health Department  
249 Billingsley Road  
Charlotte, NC 28211

Reference: **Notice of Intent to Redevelop a Brownfields Property  
Residences at Gateway Village**  
Property Bound by: W. Trade St., N. Irwin Ave., W. 5<sup>th</sup> St., & N. Syracuse St.  
Charlotte, Mecklenburg County, NC  
S&ME Project No. 4335-14-267  
Brownfields Project No. 19008-15-060

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Sincerely,  
S&ME, Inc.

Roger A. Smith, L.G.  
Senior Geologist/Project Manager

Senior Reviewed by Al Quarles, L.G.

Attachment: Notice of Intent to Redevelop A Brownfields Property (Full)



August 28, 2015

**VIA CERTIFIED MAIL-RETURN RECEIPT REQUESTED**

Mr. Ebenezer Gujjarlapudi  
Land Use and Environmental Services Agency  
Mecklenburg County  
700 N. Tryon Street  
Charlotte, NC 28202

Reference: **Notice of Intent to Redevelop a Brownfields Property  
Residences at Gateway Village**  
Property Bound by: W. Trade St., N. Irwin Ave., W. 5<sup>th</sup> St., & N. Syracuse St.  
Charlotte, Mecklenburg County, NC  
S&ME Project No. 4335-14-267  
Brownfields Project No. 19008-15-060

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S&ME, Inc.

Roger A. Smith, L.G.  
Senior Geologist/Project Manager

Senior Reviewed by Al Quarles, L.G.

Attachment: Notice of Intent to Redevelop A Brownfields Property (Full)

**SENDER: COMPLETE THIS SECTION**

- Complete items 1, 2, and 3. Also complete item 4 if Restricted Delivery is desired.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:

**Charlotte-Mecklenburg Public  
Library – Main Library  
310 N. Tryon Street  
Charlotte, NC 28202**

2. Article Number  
(Transfer from service label) :

7011 2970 0002 9362 2131

PS Form 3811, July 2013

Domestic Return Receipt

**COMPLETE THIS SECTION ON DELIVERY**

A. Signature  Agent  
 Addressee

B. Received by (Printed Name) C. Date of Delivery

*W. L. ...* 9-1-15

Is delivery address different from item 1?  Yes  
If YES, enter delivery address below:  No

3. Service Type

Certified Mail®  Priority Mail Express™

Registered  Return Receipt for Merchandise

Insured Mail  Collect on Delivery

4. Restricted Delivery? (Extra Fee)  Yes



August 28, 2015

Charlotte-Mecklenburg Public Library – Main Library  
310 N. Tryon Street  
Charlotte, NC 28202

Attention: Ms. Jonita Edmonds

Reference: **Public Notice for Residences at Gateway Village Brownfields Property**  
Property Bound by: W. Trade St., N. Irwin Ave., W. 5<sup>th</sup> St., & N. Syracuse St.  
Charlotte, Mecklenburg County, NC  
S&ME Project No. 4335-14-267  
Brownfields Project No. 19008-15-060

Dear Ms. Edmonds:

As required by the North Carolina Department of Environment and Natural Resources (NCDENR), this letter and the attached documents are to be placed on file at the Charlotte-Mecklenburg Public Library (Main Library) for public review. Therefore, please place these documents in a public accessible location, available for review upon request for a period of no less than 30 days. Please find the full *Notice of Intent to Redevelop A Brownfields Property*, which includes the following documents, that are to be accessible for this project:

- *Notice of Intent to Redevelop A Brownfields Property;*
- *Notice of Brownfields Property;*
- *The proposed Brownfields Agreement;*
- *Survey Plat; and*
- *Legal Description of the property.*

If you should have any questions, please feel free to contact the undersigned.

Sincerely,  
S&ME, Inc.

Roger A. Smith, L.G.  
Senior Geologist/Project Manager

Senior Reviewed by Al Quarles, L.G.

Attachment: Notice of Intent to Redevelop A Brownfields Property (Full)